

APPROVED 7/6/09
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, June 1, 2009 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

Douglas E. Roberts, Secretary
Vern E. Carlson
Brian Cummings
William D. O'Hare, Alternate
Antoinette Carmody, Alternate

MEMBERS ABSENT:

Dominic M. Palumbo, Chairman
James J. Giulietti, Vice Chairman
John H. Vanacore, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Carlson, Acting Chairman, called the meeting to order at 7:00 PM. He introduced the Commissioners, alternates, town staff and the clerk. Mr. Carlson asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that there were none. Mr. Carlson then explained the procedure for the public hearings.

PUBLIC HEARINGS:

Mr. Roberts read the call for the first public hearing.

1. #P09-14 Excavation Permit application of Bernard Pellegrino, Applicant, Quinnipiac University, Owner, relative to 328 Bassett Road, (Map 91, Lot 19). seeking Permit To Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Spoil Area Restoration, Quinnipiac University, Anthem Campus, North Haven, Connecticut. Prepared by Nathan L. Jacobson & Associates, Inc. Dated February 27, 2009. Scale 1" = 40'. LO Zoning District.

Attorney Pellegrino with the Pellegrino Law Firm presented the application to permit the excavation, relocation and removal of spoil area materials from the southern portion of the property.

Mr. Gordon Binkhorst, from Alta Environmental Corp., discussed the soil testing that was conducted and the materials found on the site. He stated that asphalt and concrete will be removed off the site. Mr. Roberts is concerned with sweepings being contaminated. Mr. Binkhorst stated that there is a very low level of contamination in the sweepings. Mr. Joe Rubertone, Vice President of Facilities at Quinnipiac, further discussed the material found on this site.

Mr. Howard Pfrommer, civil engineer, described the possible routes that could be accessed when removing the material from the site. Approximately 1500 cubic yards of soil will be removed from the site. The applicant estimates 150 truck trips total, (8 trips a day). This project should take approximately one month to complete. Mr. Roberts would like Bassett Road and other roads that will be utilized swept and kept clean during this project.

Mr. Carlson asked for public comment. There was no public comment so the public hearing was closed.

Mr. Roberts read the call for the second public hearing.

2. #P09-16 Special Permit Application/Certificate of Locations (as authorized by Section 8.10.1) of RARE Hospitality International, Inc., Applicant, North Haven Property, LLC, Owner, relative to 70 Universal Drive, (Map 11, Lot 2). Plan Entitled: Site Improvement Plans for Raymour & Flanigan Furniture, Parcel ID #134480, 70 Universal Drive, New Haven County, North Haven, Connecticut. Prepared by Bohler Engineering, Dated 1-09-09. Scale 1" = 50'. IL-30 Zoning District.

Mr. Bill Nunn of Nunnco, Inc., presented the application to permit the issuance of a Certificate of Location for a liquor permit for the Longhorn Restaurant. A full bar is being proposed. A licensed land surveyor established that there is no school, library, church, synagogue or hospital within 500' of this location.

Mr. Carlson asked for public comment. There was no public comment so the public hearing was closed.

DELIBERATION SESSION:

Mr. Roberts moved to go into deliberations; Mr. Cummings seconded the motion. All were in favor.

PUBLIC HEARINGS:

1. #P09-14 Excavation Permit application of Bernard Pellegrino, Applicant, Quinnipiac University, Owner, relative to 328 Bassett Road.

Mr. Roberts moved to approve the application; Mr. Cummings seconded the motion. The Commission voted as follows:

Roberts - aye Carlson – aye Cummings – aye O'Hare - aye

The application was approved with appropriate conditions.

2. #P09-16 Special Permit Application/Certificate of Locations (as authorized by Section 8.10.1) of RARE Hospitality International, Inc., Applicant, North Haven Property, LLC, Owner, relative to 70 Universal Drive

Mr. Roberts moved to approve the application; Mr. O'Hare seconded the motion. The Commission voted as follows:

Roberts - aye Carlson – aye Cummings – aye O'Hare – aye Carmody - aye

Mr. Roberts moved to go out of deliberations; Mr. O'Hare seconded the motion. All were in favor.

SITE PLANS:

3. #P09-18 Site Plan Application of Andrew Ciaccio, Applicant and Owner, relative 92 State Street, (Map 58, Lot 108). Plan Entitled: Site Plan, Art's TV & Appliance, 92 State Street, North Haven, CT, Prepared by Christopher G.Bell, P.E., Dated 1/7/07, rev. 4/15/09. Scale 1" = 20'. CB-40/R-20 Zoning Districts.

Mr. Chris Bell, engineer, presented the application to modify application #P08-24. He described the changes that are being proposed to the site plan. Mr. Andy Ciaccio, owner, discussed the location of the dumpster. The Commission asked a few more questions and Mr. Bell and Mr. Ciaccio responded.

Mr. O'Hare moved to go back into deliberations; Mr. Cummings seconded the motion. All were in favor.

SITE PLANS:

3. #P09-18 Site Plan Application of Andrew Ciaccio, Applicant and Owner, relative 92 State Street.

Mr. Roberts moved to approve the application; Mrs. Carmody seconded the motion. The Commission voted as follows:

Roberts - aye Carlson – aye Cummings – aye O'Hare – aye Carmody - aye

The application was approved with appropriate conditions.

Mr. Roberts moved to go out of deliberations; Mr. O'Hare seconded the motion. All were in favor.

INFORMAL PRESENTATION: None

EXTENSIONS:

#P08-36, 585 Washington Avenue

Mr. Roberts moved to approved one (1) six (6) month extension for application #P08-36, 585 Washington Avenue; Mrs. Carmody seconded the motion. The Commission voted as follows:

Roberts - aye Carlson – aye Cummings – aye O'Hare – aye Carmody - aye

#P08-40, #P08-40A, #P08-40S, 240-300 Universal Drive North

Mr. Roberts moved to approve a six (6) month extension for applications #P08-40, #P08-40A, #P08-40S, 240-300 Universal Drive North; Mrs. Carmody seconded the motion. The Commission voted as follows:

Roberts - aye Carlson – aye Cummings – aye O'Hare – aye Carmody -aye

BOND RELEASES & REDUCTIONS: None

CHANGE OF USE:

87 Quinnpia Avenue

Mr. Richard Bowery, owner of 87 Quinnpia Avenue, presented the Change of Use application for a neighborhood store. Food will be prepared on site for take out only and no indoor seating is being proposed. Their delivery truck will not be stored on site. Hours of operation are 9:00 a.m. – 9:00 p.m..

Mr. Roberts moved to approve the Change of Use Form for a neighborhood store; Mr. Cummings seconded the motion. The Commission voted as follows:

Roberts - aye Carlson – aye Cummings – aye O'Hare – aye Carmody – aye

OTHER:

85 Middletown Avenue

Attorney Tim Lee presented the lighting plan redesign for 85 Middletown Avenue. Mr. Michael Lombardi with Bohler Engineering further described the lighting plan. Mr. Roberts wants to make sure that the lighting is shielded, in the back, from the surrounding neighbors.

Mrs. Carmody moved to approve the modified lighting plan for 85 Middletown Avenue; Mr. Roberts seconded the motion. The Commission voted as follows:

Roberts – aye Carlson – aye Cummings – aye O'Hare – aye Carmody - aye

91 Washington Avenue

Mr. Fredricksen, Land Use Administrator, stated that Taco Bell/KFC located at 91 Washington Avenue, is adding a ground mounted transformer and eliminating a sidewalk between the dumpster and building on the back side. The landscaping will be slightly rearranged.

Mr. Roberts moved to approve the changes for 91 Washington Avenue; Mr. O'Hare seconded the motion. The Commission voted as follows:

Roberts – aye Carlson – aye Cummings – aye O'Hare – aye Carmody – aye

CORRESPONDENCE:

- Pharmacia & Upjohn, Firewater Pond Status Reports
- Town of Hamden Proposed Zoning Regulation
- Town of East Haven Proposed Zoning Regulation
- Canoe Trip, Pharmacia & Upjohn
- 320 Kings Highway

Mr. Fredricksen reviewed the correspondence with the Commission.

MINUTES:

May 4, 2009

Mr. Roberts moved to approve the minutes of the May 4, 2009 meeting; Mr. Cummings seconded the motion. The Commission voted as follows:

Roberts – aye Carlson – aye Cummings – aye O'Hare - aye

ADJOURN:

There being no further business, Mr. Roberts moved to adjourn; Mrs. Carmody seconded the motion. The meeting was adjourned at 8:35 PM.